

When recorded return to:
Benjamin Anton Schafer and Ashley Kristine
Schafer
814 Cassandra Court
Burlington, WA 98233



2
Skagit County Auditor \$74.00
6/3/2014 Page 1 of 3 1:28PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021154

CHICAGO TITLE
620021154

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew A. McCormick, a married man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Benjamin Anton Schafer and Ashley Kristine Schafer, husband
and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 6 Burlington S/P No. BURL SS 2-04

Tax Parcel Number(s): P124609, 3867-000-081-1700

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620021154, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part here of as Exhibit "B".

Dated: May 30, 2014

Matthew A. McCormick

Matthew A. McCormick

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014/9/2
JUN 08 2014

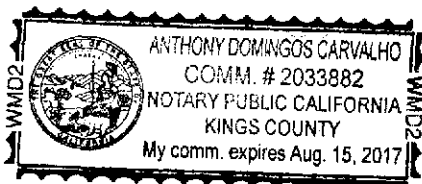
State of California

County of KINGS

Amount Paid \$ 3832.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

I certify that I know or have satisfactory evidence that Matthew A. McCormick (is/are the person(s) who
appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument
and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in
this instrument.

Dated: May 31, 2014



Name: Anthony Domingos Carvalho
Notary Public in and for the State of CALIFORNIA
Residing at: 1366 N 10th St, Henry CA 95630
My appointment expires: 8-15-2017

EXHIBIT "A"
Legal Description

PARCEL A:

Lot 6, CITY OF BURLINGTON SHORT PLAT NO. BURL SS 2-04, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, BURLINGTON ACREAGE PROPERTY.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for access and utilities as delineated on the face of CITY OF BURLINGTON SHORT PLAT NO. BURL SS 2-04, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, BURLINGTON ACREAGE PROPERTY.

Situated in Skagit County, Washington.



201406030049

EXHIBIT "B"

Exceptions

1. The location of a fence along the Easterly boundary of said premises as delineated on the face of a survey recorded under Auditor's File No. 200111020039, records of Skagit County, Washington.
2. Agreement, including the terms and conditions thereof, entered into:
By: Carolyn Lloyd et al
And Between: Greg Kreider and Dawnell Kreider, husband and wife
Recorded: March 4, 2005
Auditor's No.: 200503040111, records of Skagit County, Washington
Providing: Easement Agreement for sewer
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 5, 2005
Auditor's No(s): 200507050154, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **CITY OF BURLINGTON SHORT PLAT NO. BURL SS 2-04**: Recording No: 200604280059
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 17, 2006
Auditor's No(s): 200610170104, records of Skagit County, Washington
In favor of: Abdias Cambren and Mary R. Cambren, husband and wife
For: An exclusive easement for sanitary sewer line
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: June 22, 2007
Auditor's No(s): 200706220132, records of Skagit County, Washington
Executed By: Cassandra Court, LLC, a Washington Limited Liability Company
7. Assessments, if any, levied by City of Burlington.
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Cassandra Court Homeowners Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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